



 Northfield
Hospital + Clinics



Requesting to Relocate the Faribault Clinic

Recommendation is to relocate the Faribault Clinic

Accomplished through leasing a new building and purchase of new imaging equipment.



Clinic Space Challenges

The current clinic was never intended to support an orthopedic practice.

This lack of space at the Faribault Clinic is limiting our efforts for efficient operations and growth of our orthopedic and ENT programs.



The challenges

- Patient waiting space is undersized
- Imaging space and equipment are not sufficient
- Support staff are separated from clinic space
- Privacy issues
- Lack of exam rooms to grow the practice



Entrance



Waiting Area



Provider Office/Imaging



Staff “Commute”





Options

1. Expand the current location
2. Move to a new location

Selection Criteria

- Location
- Size
- Price
- Strategic Plan



Recommended Option





1980 30th St NW

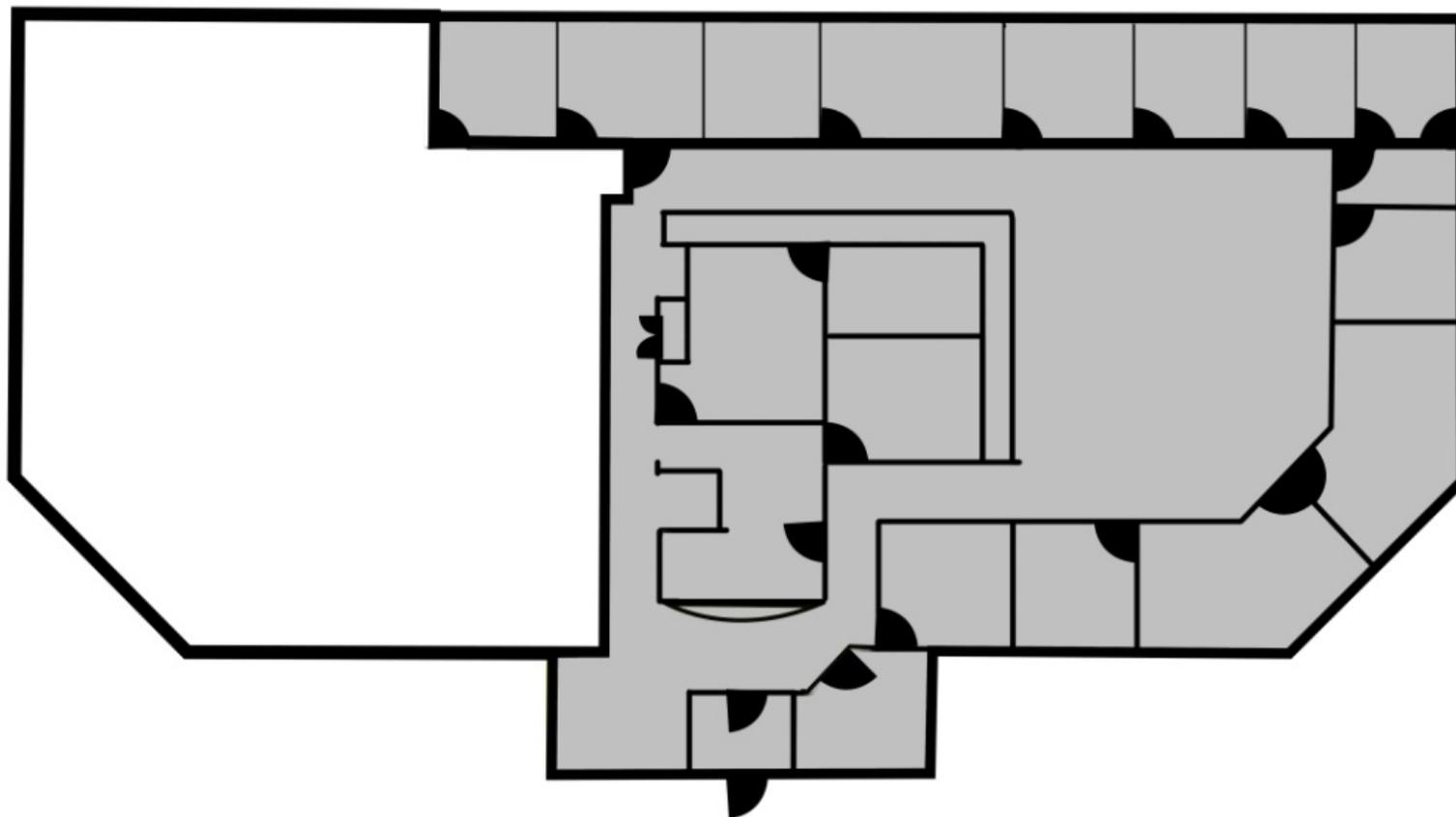


Our Entrance





Floor Plan





Open Space + Exam Rooms







Advantages

1. Location
2. Parking
3. Flexibility
4. Growth opportunity
5. Price
6. Supports the strategic plan



Lease + Buildout

Lease

- 5610 sq ft
- Three-year term
- Base rent \$11/sq ft; increases \$0.40/yr
- Operating Expense estimated at \$5.50/sq ft
- Opportunity to purchase the building with credit of 25% of base rent paid
- Owner replaces floor coverings

Buildout

- Imaging (room + equipment)
- Furniture and equipment
- Additional sinks
- Pylon and entrance sign
- \$300k plus signage costs



Next Steps

- Board request to approve lease
- City Council request to approve lease
- 60-day notice to current tenant
- Install imaging equipment and remodeling
- Move in: September



Questions



Requests

1. Approve leasing the space (not purchase)
2. Approve the purchase of new imaging equipment